



THE NEW YORK CITY LANDMARKS PRESERVATION COMMISSION
 1 CENTRE STREET 9TH FLOOR NORTH NEW YORK NY 10007
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PERMIT CERTIFICATE OF APPROPRIATENESS

ISSUE DATE: 05/24/18	EXPIRATION DATE: 3/6/2024	DOCKET #: LPC-19-25312	COFA COFA-19-25312
ADDRESS: 230 THOMPSON STREET		BOROUGH: MANHATTAN	BLOCK/LOT: 537 / 12
South Village Historic District			

Display This Permit While Work Is In Progress

ISSUED TO:

Scott Klastsky
Retail Leasing & Acquisitions for Time Equities, Inc.
55 5th Avenue, 15th Floor
New York, NY 10003



Pursuant to Section 25-307 of the Administrative Code of the City of New York, the Landmarks Preservation Commission, at the Public Meeting of March 6, 2018, following the Public Hearing of the same date, voted to grant a Certificate of Appropriateness for the proposed work at the subject premises, as put forth in your application completed on February 8, 2017, and as you were notified in Status Update Letter 19-19020 (LPC 19-19020), issued on March 12, 2018.

The proposal, as approved, consists of replacing the yellow-painted metal and glass storefront windows, including one (1) single-light display window, two (2) three-panel folding display windows, and three (3) single-light fixed transoms, with dark gray finished (Benjamin Moore, Wrought Iron 2124-10) metal two-panel and four-panel folding display windows and four (4) fixed single-light transoms at the ground floor of the west (Thompson Street) facade; and repainting the metal bulkheads to remain and cast iron piers dark gray at the ground floor of the west facade, as shown in a digital presentation, titled "230 Thompson Street South Village Historic District," dated March 6, 2018, and prepared by TL Engineering P.C., including 15 slides, consisting of photographs and drawings, all presented as components of the application and presented at the Public Hearing and Public Meeting.

In reviewing this proposal, the Commission notes that the South Village Historic District Designation Report describes 230 Thompson Street (aka 230-232 Thompson Street) as a Renaissance Revival style tenement

building with a commercial ground floor, designed by Sass & Smallheiser and built in 1903; and that the building's style, scale, materials, and details are among the features that contribute to the special architectural and historic character of the South Village Historic District.

With regard to this proposal, the Commission found that the removal of the existing storefront infill will not eliminate any historic fabric; that the new infill, featuring operable display windows and fixed transoms, will replicate historic ground floor infill at buildings of this type, style and age in terms of material, proportions, and basic compositional elements and will be compatible with the commercial character of this streetscape; that the temporary voids, which will be created when the windows are open, will be modest in size, framed by the historic cast iron piers, and will not disrupt the solid to void ratio at the building's base; that the dark gray finish of the storefront, piers and lintel will harmonize with the existing storefronts and the building; and that the work will not detract from the special architectural or historic character of the building or the South Village Historic District. Based on these findings, the Commission determined the work to be appropriate to the building and historic district and voted to approve the application.

The Commission authorized the issuance of a Certificate of Appropriateness upon receipt, review and approval of two or more sets of signed and sealed Department of Building filing drawings showing the approved design.

Subsequently, on May 1, 2018, the Commission received drawings Z-001.00, A-001.00, A-101.00, A-102.00, dated April 12, 2018, and prepared by Duk Gyoo Lee, PE.

Accordingly, staff reviewed these materials and noted that the drawings show additional work, consisting of replacing one (1) white finished wood multi-light door and transom with one (1) dark gray finished single-light glass and metal door at the ground floor of the west (Thompson Street) façade; removing paint at the limestone at the ground floor of the west facade using a chemical paint remover and low pressure water rinse; and removing an awning frame in conjunction with patching holes exposed by the removal at the limestone with a cementitious repair mortar at the ground floor of the west façade.

With regard to the additional work, the Commission finds that none of the additional work will result in the loss of, or demolition to, any significant architectural features of the building; that the proposed door will be simply designed and in keeping with historic doors found at buildings of this age, type, and style, in terms of its materials, configuration, and proportions; that the removal of the paint will utilize the gentlest effective methods available and will reveal the texture and finish of the underlying historic masonry; that only a low pressure water rinse, not to exceed 500 psi, will be used; and that the patching compound will be compatible with the masonry in terms of composition and will match the historic masonry in terms of texture, finish, profiles and details, and will be finished to seamlessly blend with the surrounding masonry. Additionally, staff found that the design approved by the Commission has been maintained. Based on the above findings, the drawings have been marked approved with a perforated seal, and Certificate of Appropriateness 19-25312 (LPC 19-25312) is being issued.

PLEASE NOTE: This permit is contingent upon the Commission's review and approval of samples of limestone repair mortar prior to the commencement of work. Samples should be installed adjacent to clean, original surface(s) being repaired; allowed to cure; and cleaned of residue. Submit digital photographs of all samples to Stephanie Kraut at skraut@lpc.nyc.gov for review.

This permit is issued on the basis of the building and site conditions described in the application and disclosed during the review process. By accepting this permit, the applicant agrees to notify the Commission if the actual building or site conditions vary or if original or historic building fabric is discovered. The Commission reserves the right to amend or revoke this permit, upon written notice to the applicant, in the

event that the actual building or site conditions are materially different from those described in the application or disclosed during the review process.

All approved drawings are marked approved by the Commission with a perforated seal indicating the date of the approval. The work is limited to what is contained in the perforated document. Other work or amendments to this filing must be reviewed and approved separately. The applicant is hereby put on notice that performing or maintaining any work not explicitly authorized by this permit may make the applicant liable for criminal and/or civil penalties, including imprisonment and fine. This letter constitutes the permit; a copy must be prominently displayed at the site while work is in progress. Please direct inquiries to Stephanie Kraut.

Meenakshi Srinivasan
Chair

PLEASE NOTE: PERFORATED DRAWINGS AND A COPY OF THIS PERMIT HAVE BEEN SENT TO:
Duk Gyoo Lee, TL Engineering, PC

cc: Emma Waterloo, Deputy Director; Duk Gyoo Lee, TL Engineering, PC